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ORDINANCE 113430

AN ORDINANCE relating to historic preservation, imposing controls upon the Shafer Building, a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on November 6, 1985 voted to approve the nomination of the Shafer Building at 515 Pine Street in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on December 18, 1985 the Board voted to approve the designation of the Shafer Building as a Landmark under SMC Chapter 25.12; and

WHEREAS, on June 18, 1986 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; and

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS;

Section 1. That the designation by the Landmarks Preservation Board of the Shafer Building more particularly described as:

Denny's Third Addition, Block 18, Lot 2

as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;

is hereby acknowledged.

Section 2. To assure the preservation of the specified features and characteristics of the Landmark, the following controls shall be imposed:

A Certificate of Approval, issued by the City of Seattle's Landmarks Preservation Board pursuant to City Ordinance 106348, must be obtained, or the time for denying a Certificate of Approval must have expired, before the

owner may make alterations or significant changes to the following specified features:

The entire exterior including the roof.

The storefronts on the Shafer Building have been modified and need not be restored to their original state. Further alterations to existing storefronts are hereby granted conceptual approval on the condition that they meet the following requirements:

1. New storefronts must conform to the existing storefront housing the Mediterranean.
2. New storefronts must utilize building materials that are compatible with the Mediterranean and the controlled features of the exterior.
 - a. A minimum of 80% of a storefront facade shall be transparent.
 - b. Only clear or lightly tinted glass shall be used in doors and display windows and be considered transparent.
 - c. Only large, display windows are permitted.
 - d. Existing columns may be encased in a storefront as long as transparent material is used to cover them.
3. New storefronts shall be no more than two feet from the property line.
4. A continuous awning, providing uniformity to the storefronts, must be maintained.

The City Historic Preservation Officer shall review all storefront alterations that are proposed. Those alterations that satisfy the above requirements will be granted a Certificate of Approval and allowed to proceed. Alterations that do not comply with the above requirements will be reviewed by the Landmarks Board. The Board will determine whether to issue a Certificate of Approval based on criteria set forth in the Secretary of the Interior's Standards for Rehabilitation.

In-kind Maintenance and Repair

In-kind maintenance and repairs are excluded from the Certificate of Approval requirement provided a Statement of Intent is filed with the City Historic Preservation Officer prior to initiation of such work.

Section 3. The following incentives are hereby noted as potentially available to the owner on an application basis:

- 1) SMC Section 24.74.020 entitled Special Exceptions; and SMC Sections 23.44.26; and 23.45.124 entitled

1 Administrative Conditional Uses, authorize, under certain
2 circumstances, uses in a designated Landmark that are not
otherwise permitted in the zone the Landmark is located.

3 2) Building and Energy Code exceptions on an appli-
4 cation basis.

5 3) The availability of the Historic Preservation
6 Special Tax Valuation (RCW Chapter 84.26) to all Seattle
landmarks subject to controls imposed by a designation
ordinance on an application basis.

7 Section 4. Enforcement of this Ordinance and penalties for
8 its violation shall be provided in Section 25.12.910 of the
Seattle Municipal Code.

9 Section 5. The City Clerk is hereby directed to record
10 this ordinance with the King County Director of Records and
11 Elections, deliver two copies to the City Historic Preservation
12 Officer, 400 Yesler Building, and deliver one copy to the
13 Director of the Department of Construction and Land Use.

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